

IN RE: PETITION FOR VARIANCE

SE/S Lorraine Avenue, 1400' NE of the c/l  
Windsor Mill Road  
(2149 Lorraine Avenue)  
1<sup>st</sup> Election District  
2<sup>nd</sup> Council District

John A. Krausman, et ux  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 02-275-A

\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, John A. and Diana M. Krausman. The Petitioners seek relief from Sections 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner. The subject property and requested relief are more particularly described by the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request was John Krausman, property owner. Espana James, who resides across from the subject site, appeared as a Protestant.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel located on the southeast side of Lorraine Avenue, not far from Windsor Mill Road in Catonsville. The property is also known as Lot 47 of an older subdivision known as William Borgmann Plat. As is the case with many of the older subdivisions in Baltimore County, the plat for the William Borgmann property was recorded in the Land Records of Baltimore County prior to the adoption of the zoning regulations. Thus, many of the lots are deemed undersized or of insufficient width according to current regulations. The subject property contains a gross area of 0.18 acres, more or less, or 7,850 sq.ft. in area, zoned D.R.5.5 and is 50 feet wide by 157.5 feet deep.

ORDER RECEIVED FOR FILING

Date

By

3/27/02

[Signature]

Although the lot is only 50 feet wide, it does meet the minimum area requirement of 6,000 sq.ft. The Petitioners are desirous of developing the property with a single family dwelling; however, due to the size of the property, the requested relief is necessary in order to proceed.

Interestingly, Mr. & Mrs. Krausman at one time owned three lots in this subdivision. Specifically, they owned the subject lot and adjacent Lots 48 and 49. At that time, Lots 48 and 49 had been developed with a single family dwelling known as 2151 Lorraine Avenue in which the Petitioners resided, and Lot 47 served as a side yard. Collectively, their holdings constituted a parcel 150 feet wide by 157.5 feet deep. Mr. Krausman indicated that he sold Lots 48 and 49 with the dwelling in 1998. It was indicated that at the time of the sale, the purchaser apparently did not have the funds to acquire Lot 47 at the same time. Thus, Mr. Krausman retained that lot as a vacant, undeveloped parcel. Mr. Krausman further indicated that in the four years since, he has repeatedly approached the purchasers of Lots 48 and 49 relative to purchasing Lot 47; however, those individuals have indicated that they are not interested.

Faced with that situation, Mr. Krausman now proposes developing the subject property with a single family dwelling. The site plan shows a maximum allowed building envelope that will respect and maintain all required setbacks. In this regard, the building envelope shows that a 40-foot front yard setback will be maintained as well as a 30-foot rear yard setback. Additionally, 10-foot setbacks will be maintained on each side. Thus, a house with a maximum width of 30 feet would be permitted on this lot. In support of the request, Mr. Krausman emphasized that many of the houses in this subdivision are situated on 50-foot wide lots. Indeed, the house on the adjacent Lot 46, known as 2147 Lorraine Avenue, is situated on a 50-foot wide lot. Mr. Krausman indicated that the neighborhood is predominantly comprised of 50-foot wide lots and that the subject proposal would not be inconsistent.

As noted above, Ms. James appeared in opposition to the request. She objects to the development of this open parcel and would prefer to see it remain unimproved. Although appreciative of her concerns, the property rights of the owner outweigh a neighbor's concern for an open view. I am persuaded to grant the requested relief, given the character of the neighborhood.

3/27/02  
JRP

Based upon the testimony and evidence offered, the relief requested shall be granted; however, in approving the relief, a restriction will be added. In this regard, Mr. Krausman offered at the hearing a schematic drawing of the proposed house as Petitioner's Exhibit 2. Upon inspection, it does not appear that this dwelling would fit on the lot. Any house proposed should be oriented to face Lorraine Avenue and must maintain the setbacks required in the D.R.5.5 zone. Although a comment from the Office of Planning indicates that building elevation drawings were reviewed and approved by that agency, I am not satisfied that the schematic drawings submitted at the hearing would indeed be acceptable to the Office of Planning. That Office should review carefully the building elevation drawings for the dwelling set forth in Petitioner's Exhibit 2 to insure that the house is indeed compatible with the neighborhood and does not require additional variance relief.

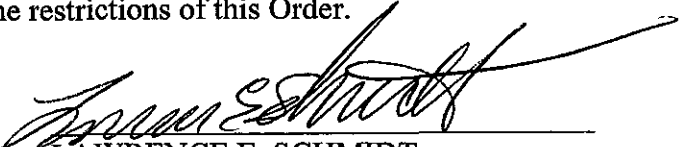
Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of March, 2002 that the Petition for Variance seeking relief from Section 1B02.3.C.1 and 304 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot width of 50 feet in lieu of the minimum required 55 feet, and to approve the subject property as an undersized lot, pursuant to Section 304 of the B.C.Z.R., and any other variances deemed necessary by the Zoning Commissioner, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit building elevation drawings of the proposed dwelling set forth in Petitioner's Exhibit 2 to insure that the dwelling is compatible with the character of the surrounding neighborhood and that no additional variances will be necessary.

ORDER RECEIVED FOR FILING  
Date 3/27/02  
By [Signature]

- 3) Any proposed dwelling shall be oriented towards Lorraine Avenue.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 3/22/12  
BY [Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

March 26, 2002

Mr. & Mrs. John A. Krausman  
10202 Castlehill Court  
Ellicott City, Maryland 21042-5858

RE: PETITION FOR VARIANCE  
SE/S Lorraine Avenue, 1400' NE of the c/l Windsor Mill Road  
(2149 Lorraine Avenue)  
1<sup>st</sup> Election District – 2<sup>nd</sup> Council District  
John A. Krausman, et ux - Petitioners  
Case No. 02-275-A

Dear Mr. & Mrs. Krausman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over the typed name.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at LOT 47 LORRAINE AVE (2147)

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 AND 304 BCZR

To allow a lot width of 50' in lieu of the minimum required lot width of 55'. And to approve an undersized lot per section 304 and to approve any other variances deemed necessary by Zoning Commissioner.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I SOLD HOUSE ON LOT 48-49 (#2151) NEXT DOOR BUT PURCHASER IS UNABLE TO AFFORD THE COST OF PURCHASING THE SUBJECT VACANT LOT. THUS, I WOULD LIKE TO SELL IT. HOWEVER, BUILDING CONTRACTORS ARE UNWILLING TO PURCHASE THE LOT UNLESS A 50 FT WIDE BUILDING LOT VARIANCE IS GRANTED.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

## Legal Owner(s):

JOHN A. KRAUSMAN

Name - Type or Print

Signature

DIANA M. KRAUSMAN

Name - Type or Print

Signature

10202 CASTLEHILL CT 410-461-9655

Address

Telephone No

ELLICOTT CITY MD 21042-5858

City

State

Zip Code

## Representative to be Contacted:

JOHN A. KRAUSMAN

Name

SAME

Address

Telephone No

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING \_\_\_\_\_

UNAVAILABLE FOR HEARING \_\_\_\_\_

Reviewed By JRF Date 12/28/01

ORDER RECEIVED FOR FILING

Date 3/27/02

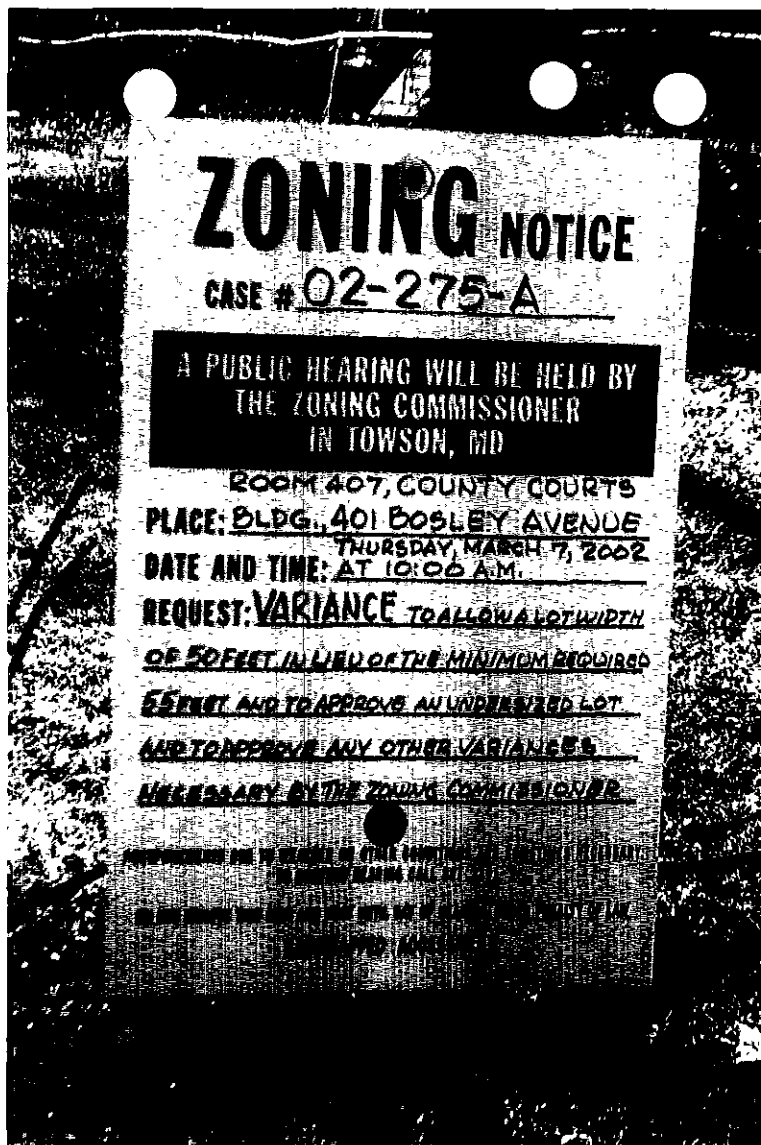
By [Signature]

Case No. 02-275-A

200 9/15/98

## ZONING DESCRIPTION FOR LOT 47, LORRAINE AVENUE

Located at a point on the southeast side of Lorraine Avenue, which is 30 feet wide, 1,400 feet NE of Windsor Mill Road, at the border of the adjoining property, known as 2147 Lorraine Avenue. Being Lot # 47, Lorraine Avenue, of the William Borgmann Plat, as recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 37. Being the same lot of ground in Deed dated April 12, 1990 and recorded among the Land Records of Baltimore County in liber 8470, folio 434, containing 7,850 square feet. Also known as 2149 Lorraine Avenue and located in the First Election District, Second Councilmanic District.



#275





BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No.

4195

DATE 12-28-01

ACCOUNT

001-006-6150

AMOUNT

\$ 50.00

RECEIVED FROM:

JOHN A. KRAUSMAN

2149 LORRAINE AVE. (LOT 47)

ITEM # 275

FOR:

Q1. VARIANCE & INTEREST - LOT TAKEN BY JRP

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

Baltimore County, Maryland

50.00 OK

Report Tot

50.00

(6) 00

PAID RECEIPT

12/28/01 12:28:20 PM

12/28/01 12:28:20 PM

12/28/01 12:28:20 PM

12/28/01 12:28:20 PM

12/28/01 12:28:20 PM

12/28/01 12:28:20 PM

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-275-A

2149 Lorraine Avenue

SE/S Lorraine Avenue, 1,400' NE centerline

Windsor Mill Road

1st Election District: 2nd Councilmanic District

Legal Owner(s): John A. Krausman

**Variance:** to allow a lot width of 50 feet in lieu of the minimum required lot width of 55 feet; and to approve an undersized lot and to approve any other variances deemed necessary by the Zoning Commissioner.

**Hearing:** Thursday, March 7, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

2/232 Feb. 21

0521621

## CERTIFICATE OF PUBLICATION

2/21, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/21, 2002.

☒ The Jeffersonian

☐ Arbutus Times

☐ Catonsville Times

☐ Towson Times

☐ Owings Mills Times

☐ NE Booster/Reporter

☐ North County News

S. Wilkinson

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-275-A

Petitioner/Developer: \_\_\_\_\_

MR. JOHNN A. KRAUSMAN

Date of Hearing/Closing: 3-7-2002

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

# 2149 LORRAINE AVE.

The sign(s) were posted on FEB. 19<sup>TH</sup> 2002  
( Month, Day, Year)

Sincerely,

Garland E. Moore  
(Signature of Sign Poster and Date)

GARLAND E. MOORE  
(Printed Name)

3225 RYERSON CIRCLE  
(Address)

BALTIMORE, MD. 21227  
(City, State, Zip Code)

(410) 242-4263  
(Telephone Number)

# DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

## ZONING REVIEW

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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#### For Newspaper Advertising:

Item Number or Case Number: 02-275-A

Petitioner: JOHN A. KRAUSMAN

Address or Location: LOT 47 LORRAINE AVE (# 2149)

#### PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN A. KRAUSMAN

Address: 10202 CASTLEHILL CT  
ELLCOTT CITY, MD 21042-5858

Telephone Number: 410-461-9655

TO: PATUXENT PUBLISHING COMPANY  
Thursday, February 21, 2002 Issue – Jeffersonian

Please forward billing to:  
John A Krausman  
10202 Castlehill Court  
Ellicott City MD 21042-5858

410 461-9655

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-275-A  
2149 Lorraine Avenue  
SE/S Lorraine Avenue 1,400' NE centerline Windsor Mill Road  
1<sup>st</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: John A Krausman

Variance to allow a lot width of 50 feet in lieu of the minimum required lot width of 55 feet; and to approve an undersized lot and to approve any other various deemed necessary by the zoning commissioner.

HEARING: Thursday, March 7, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDL  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

January 30, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-275-A  
2149 Lorraine Avenue  
SE/S Lorraine Avenue 1,400' NE centerline Windsor Mill Road  
1<sup>st</sup> Election District – 2<sup>nd</sup> Councilmanic District  
Legal Owner: John A Krausman

Variance to allow a lot width of 50 feet in lieu of the minimum required lot width of 55 feet; and to approve an undersized lot and to approve any other various deemed necessary by the zoning commissioner.

HEARING: Thursday, March 7, 2002 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GDZ  
Director

C: Diana & John Krausman, 10202 Castlehill Court, Ellicott City 21042-5858

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, FEBRUARY 20, 2002.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

March 1, 2002

Diana M & John A Krausman  
10202 Castlehill Court  
Ellicott City MD 21042

Dear Mr. & Mrs. Krausman:

RE: Case Number: 02-275-A, Lot 47, Lorraine Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 28, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr. G D Z  
Supervisor, Zoning Review

WCR: gdz

Enclosures

C People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** February 28, 2002

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
for February 4, 2002  
Item Nos. 263, 264, 265, 267, 268, 269,  
270, 271, 272, 273, 274, 275, 276, 278,  
279, 280, 281, 282, 283, 284, 285, 286,  
287, 288, 290 and 292

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:cab

cc: File

ZAC-2-4-2002-NO COMMENT-02282002 doc





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

January 31, 2002

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 28, 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

263, 267, 268, 270, 271, 273, 274, 275, 276, 278, 279, 280, 282,  
283, 284, 287, 289, 290,

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



LS  
3/1

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: Todd Taylor  
DATE: March 1, 2002

Zoning Advisory Committee Meeting of January 28, 2002

SUBJECT: NO COMMENTS for the FOLLOWING ZONING ITEMS:

263 - 265, 268, 271, 272, 275, 277, 279 - 281, 283, 284, 286, 287, 290 - 292

Agricultural Preservation is still reviewing Zoning Items: 270, 273, 278, and 288.

LS  
3/17

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** February 6, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-239, 02-275

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A. Cunningham

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 1.29.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 275

JRF

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

*lv* Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE  
2149 Lorraine Avenue, SE/S Lorraine Ave,  
1400' NE of c/I Windsor Mill Rd  
1st Election District, 2nd Councilmanic

Legal Owner: John A. & Diana M. Krausman  
Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-275-A

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County



CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 30<sup>th</sup> day of January, 2002 a copy of the foregoing Entry of Appearance was mailed to Legal Owner John A. & Diana M. Krausman, 10202 Castlehill Court, Ellicott City, MD 21042, Petitioners.



PETER MAX ZIMMERMAN

# INTER-OFFICE CORRESPONDENCE RECOMMENDATION FORM

TO: Director, Office of Planning & Community Conservation  
Attention: Jeffrey Long  
County Courts Building, Room 406  
401 Bosley Avenue  
Towson, MD 21204

Permit or Case No. 02-275-A

FROM: Arnold Jablon, Director  
Department of Permits & Development Management

Residential Processing Fee Paid  
(\$50.00)

Accepted by JRF  
Date 12-28-01

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

## MINIMUM APPLICANT SUPPLIED INFORMATION:

JOHN A. KRAUSMAN 10202 CASTLEHILL CT 410-461-9655  
First Name of Applicant Address Telephone Number  
ELLICOTT CITY, MD 21042

Lot Address LOT 47 LORRAINE AVE Election District 1 Councilmanic District 2 Square Feet 7,850

Lot Location: NE S W side/corner of SE SIDE OF LORRAINE AVE, 1400 feet from (NE) S W corner of WINDSOR MILL RD  
(street) (street)

Land Owner: JOHN A & DIANA M. KRAUSMAN Tax Account Number 01-02-850701

Address: 10202 CASTLEHILL CT ELLICOTT CITY, MD Telephone Number (410) 461-9655  
21042

CHECKLIST OF MATERIALS (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!  
PROVIDED?

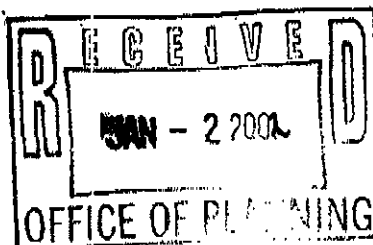
	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property 3 copies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies) available in Room <u>RM 50</u> County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 5.5</u>	<input type="checkbox"/>	<input type="checkbox"/>

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

## RECOMMENDATIONS / COMMENTS:

☒ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following:

Signed by Jeffrey M. Long  
for the Director, Office of Planning and Community Conservation



Date: 4/15/02

Date	1/15/02	# of pages	1
From	JEFFREY LONG		
To	McFenando		
Co./Dept	PDM		
Phone #	3391		
Fax #	2824		

Revised 2/25/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A  
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

PLEASE PRINT CLEARLY

CITIZEN SIGN-IN SHEET

NAME

ADDRESS

Espana James

2148 Lorraine Ave, 21207



PROPERTY ADDRESS LOT 47 LORRAINE AVE

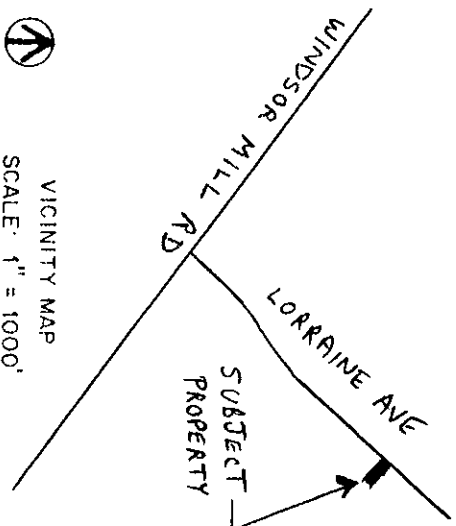
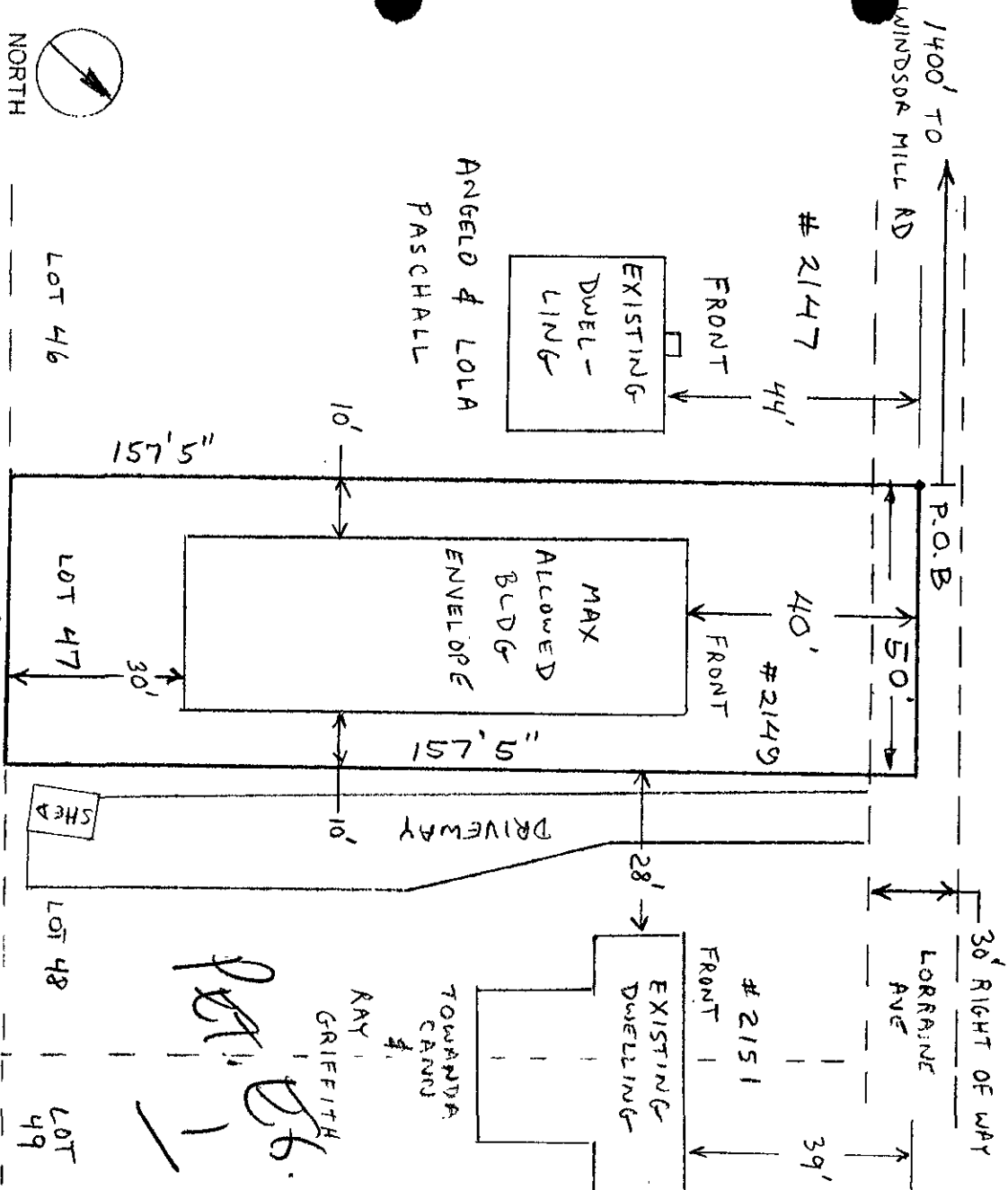
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME WILLIAM BORG-MANN PLAT

PLAT BOOK # 4 FOLIO # 37 LOT # 47 SECTION #

OWNER JOHN A. KRAUSMAN, DIANA M. KRAUSMAN

VARIANCE FOR  
UNDERSIZED LOT  
APPROVAL.



LOCATION INFORMATION

ELECTION DISTRICT 1

COUNCILMANIC DISTRICT 2

1"=200' SCALE MAP # NM 2E

ZONING DR 5.5

LOT SIZE	0.18	7,850
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ACREAGE	SQUARE FEET
1.00	43,560
2.00	87,120
3.00	130,680
4.00	174,240
5.00	217,800
6.00	261,360
7.00	304,920
8.00	348,480
9.00	392,040
10.00	435,600
11.00	479,160
12.00	522,720
13.00	566,280
14.00	609,840
15.00	653,400
16.00	696,960
17.00	740,520
18.00	784,080
19.00	827,640
20.00	871,200
21.00	914,760
22.00	958,320
23.00	1,001,880
24.00	1,045,440
25.00	1,089,000
26.00	1,132,560
27.00	1,176,120
28.00	1,219,680
29.00	1,263,240
30.00	1,306,800
31.00	1,350,360
32.00	1,393,920
33.00	1,437,480
34.00	1,481,040
35.00	1,524,600
36.00	1,568,160
37.00	1,611,720
38.00	1,655,280
39.00	1,698,840
40.00	1,742,400
41.00	1,785,960
42.00	1,829,520
43.00	1,873,080
44.00	1,916,640
45.00	1,960,200
46.00	2,003,760
47.00	2,047,320
48.00	2,090,880
49.00	2,134,440
50.00	2,178,000
51.00	2,221,560
52.00	2,265,120
53.00	2,308,680
54.00	2,352,240
55.00	2,395,800
56.00	2,439,360
57.00	2,482,920
58.00	2,526,480
59.00	2,570,040
60.00	2,613,600
61.00	2,657,160
62.00	2,700,720
63.00	2,744,280
64.00	2,787,840
65.00	2,831,400
66.00	2,874,960
67.00	2,918,520
68.00	2,962,080
69.00	3,005,640
70.00	3,049,200
71.00	3,092,760
72.00	3,136,320
73.00	3,179,880
74.00	3,223,440
75.00	3,267,000
76.00	3,310,560
77.00	3,354,120
78.00	3,397,680
79.00	3,441,240
80.00	3,484,800
81.00	3,528,360
82.00	3,571,920
83.00	3,615,480
84.00	3,659,040
85.00	3,702,600
86.00	3,746,160
87.00	3,789,720
88.00	3,833,280
89.00	3,876,840
90.00	3,920,400
91.00	3,963,960
92.00	4,007,520
93.00	4,051,080
94.00	4,094,640
95.00	4,138,200
96.00	4,181,760
97.00	4,225,320
98.00	4,268,880
99.00	4,312,440
100.00	4,356,000

PUBLIC PRIVATE

☒ SEWER☒ WATER

CHESAPEAKE BAY  
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/  
BUILDING

PRIOR ZONING HEARING

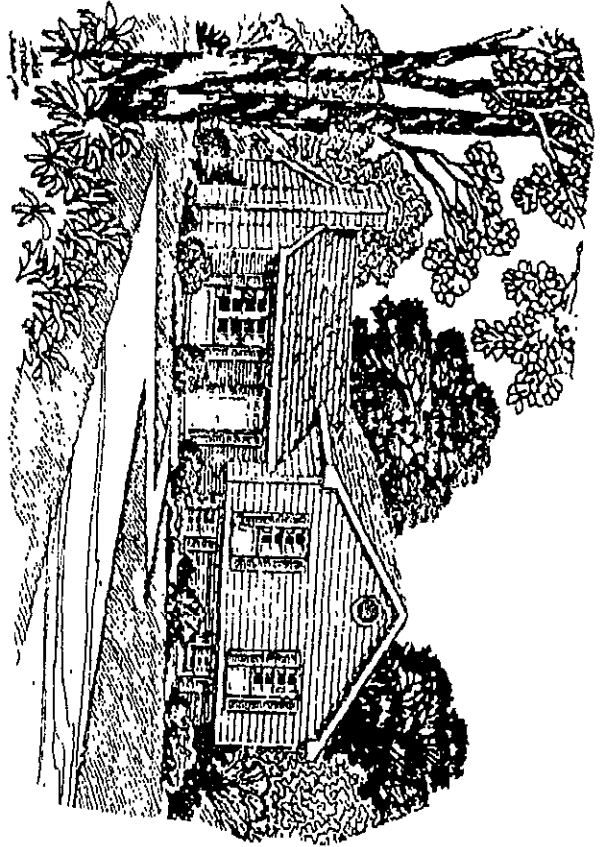
ZONING OFFICE USE ONLY

REVIEWED BY	ITEM #	CASE #

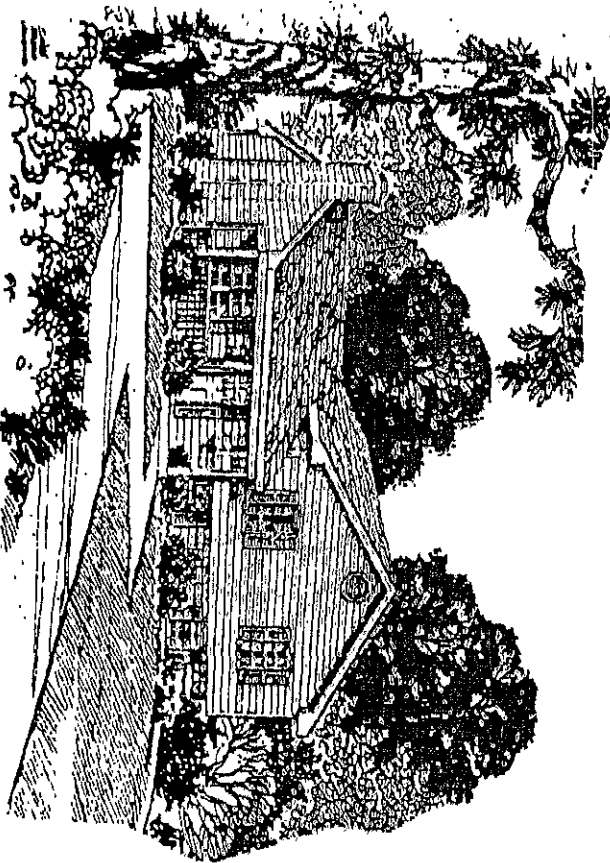
72.4

275

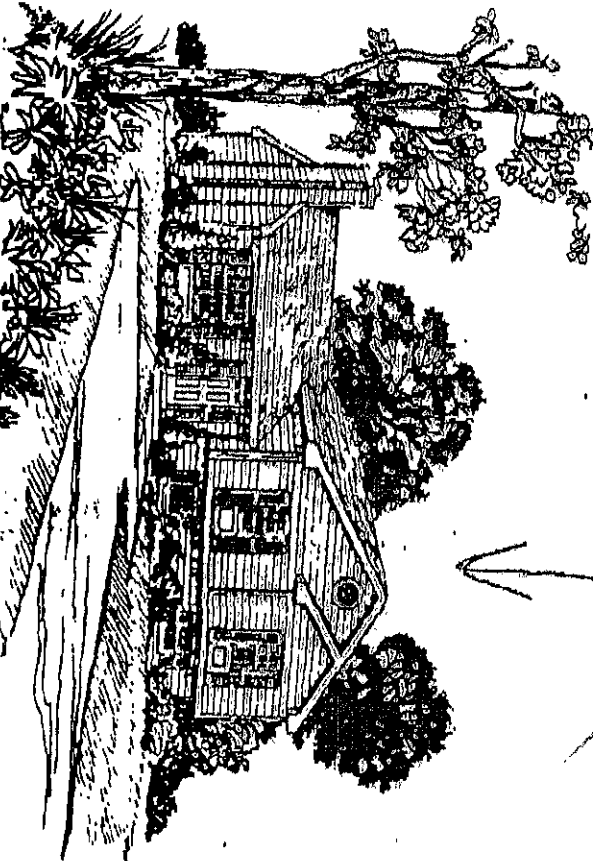




STYLE B-1



STYLE B-2

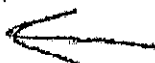


STYLE B-3

# BRISTOL

1100 SF.  
\$139,900

*Handwritten signature*



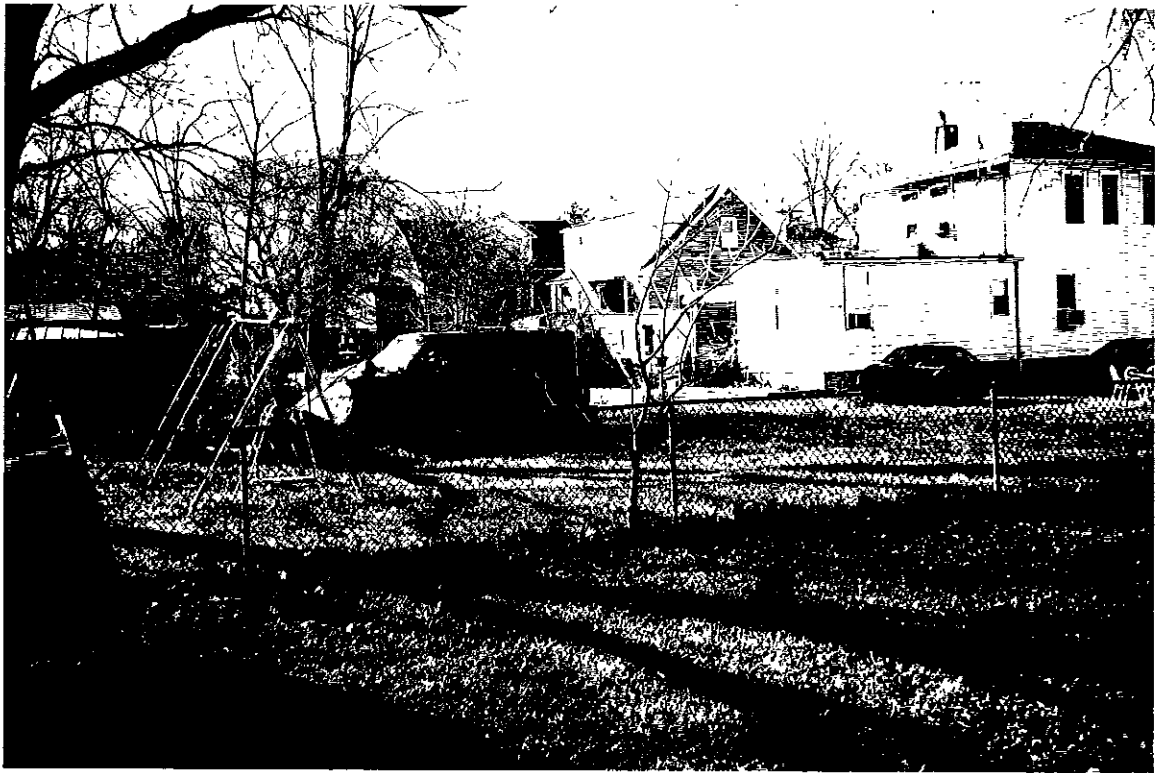
VIEW OF SUBJECT LOT FROM STREET



VIEW TOWARDS REAR OF LOT

#275

VIEW SOUTH FROM REAR. LOT IS ON RIGHT.



VIEW FROM REAR. LOT IS ON RIGHT

#275

